



17 Howard Avenue, West Wittering

Guide Price **£735,000**



Henry Adams
estate agents

17 Howard Avenue

West Wittering, Chichester

Situated in a highly desirable location close to the beach and village, this charming 3-bedroom bungalow offers an excellent opportunity for those seeking a peaceful coastal lifestyle. The property features a spacious and bright interior, with a large south-facing garden providing a tranquil retreat. Boasting ample off-road parking, this residence also presents the potential for further expansion with the option to develop the loft space, subject to obtaining the necessary planning permissions.

With no forward chain, this property is ready for new owners to move in and make it their own. Additionally, a garden cabin offers a versatile space for a home office, gym, or leisure area.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Large south-facing garden
- Close to the beach and village
- Potential to extend into loft (STPP)
- No forward chain
- Garden cabin
- Ample off-road parking

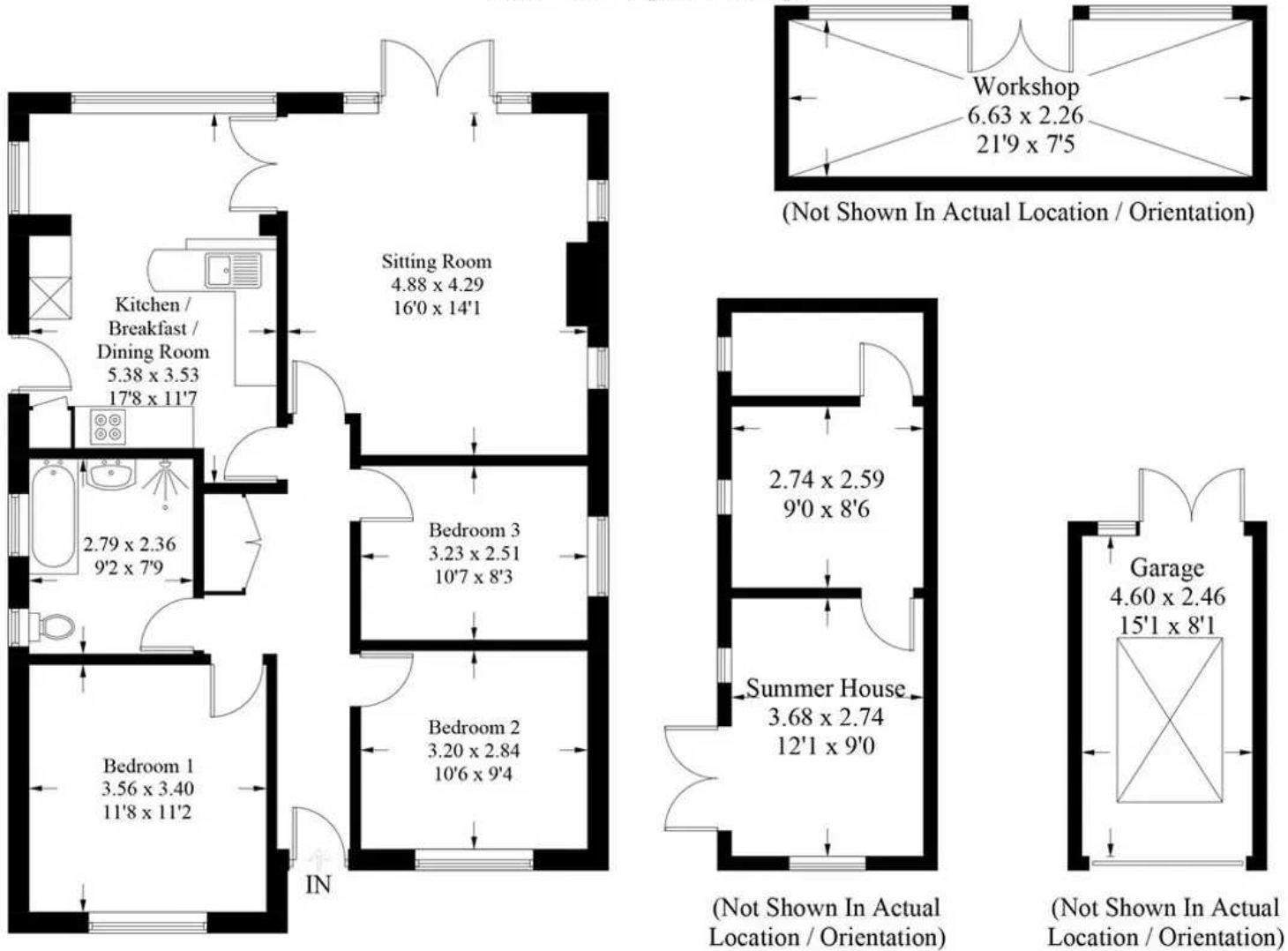






Howard Avenue, PO20 8EX

Approximate Gross Internal Area
House = 88 sq m / 947 sq ft
Outbuildings = 47.7 sq m / 513 sq ft
Total = 135.7 sq m / 1460 sq ft



Ground Floor

These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.
Not to scale. Created by Emzo Marketing



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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.